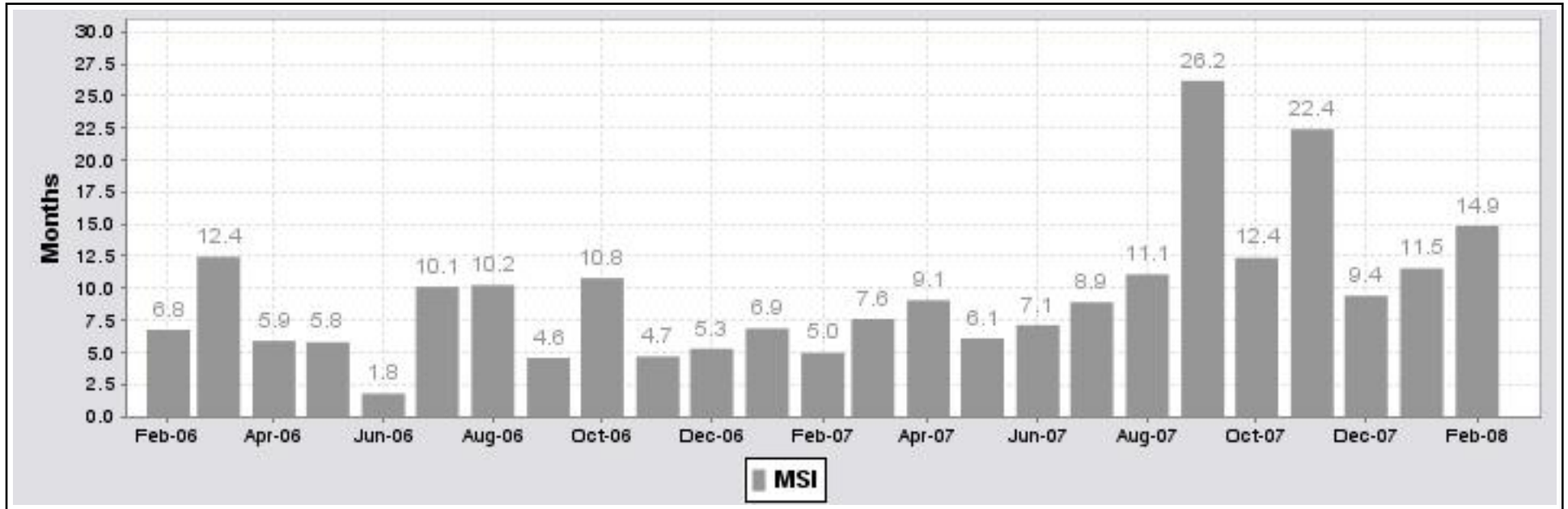


Market Dynamics

Prudential Carolinas Realty

Months Supply of Inventory (MSI)
2 Years (Monthly) 02/01/06 - 02/29/08



KEY INFORMATION

2 Year							
	Feb-06	Feb-08	Δ	% Δ	Min	Max	Avg
MSI	6.8	14.9	8.1	120.44	1.8	26.2	9.5
MSI-NAR	6.8	14.9	8.1	120.44	1.8	26.2	9.5
DOM	122	139	17	14.04	12	139	78

February 06-07-08				
	Feb-06	Feb-07	Feb-08	Feb Avg
MSI	6.8	5.0	14.9	8.9
MSI-NAR	6.8	5.0	14.9	8.9
DOM	122	68	139	109

Feb-08				
	Feb-07	Feb-08	Δ	% Δ
MSI	5.0	14.9	9.9	200.46
MSI-NAR	5.0	14.9	9.9	200.46
DOM	68	139	71	104.93

MARKET DYNAMICS SEARCH CRITERIA

MLS: Charlotte Multiple Listing Time Period: 2 years (monthly) Price: 0 - 999999999
 Bedrooms: All Bathrooms: All Construction Type: All
 Property Types: Residential: (Residential), Condominium: (Condominium)
 MLS Areas: 99

Market Dynamics statistics are based on closed MLS transactions. Each closing generates one transaction side only.

Market Dynamics

Prudential Carolinas Realty

Months Supply of Inventory (MSI) 2 Years (Monthly) 02/01/06 - 02/29/08

Month	MSI	NAR MSI	FS Last Day #	FS #	UC #	Sold #	New #	Expired #	UC Avg DOM
Feb-08	14.9	14.9	372	439	25	19	93	42	139
Jan-08	11.5	11.5	346	457	30	18	118	81	106
Dec-07	9.4	9.4	339	404	36	28	68	29	35
Nov-07	22.4	22.4	336	388	15	24	54	37	77
Oct-07	12.4	12.4	334	392	27	27	78	31	73
Sep-07	26.2	26.2	314	348	12	21	82	22	62
Aug-07	11.1	11.1	266	345	24	37	69	55	99
Jul-07	8.9	8.9	276	339	31	37	55	32	111
Jun-07	7.1	7.1	284	364	40	53	54	40	88
May-07	6.1	6.1	310	402	51	38	67	41	93
Apr-07	9.1	9.1	335	393	37	36	51	21	72
Mar-07	7.6	7.6	342	409	45	55	97	22	58
Feb-07	5.0	5.0	312	400	63	60	78	25	68
Jan-07	6.9	6.9	322	392	47	38	113	23	82
Dec-06	5.3	5.3	279	364	53	59	65	32	34
Nov-06	4.7	4.7	299	392	64	54	90	29	39
Oct-06	10.8	10.8	302	363	28	31	80	33	87
Sep-06	4.6	4.6	283	363	62	50	107	18	79
Aug-06	10.2	10.2	256	336	25	24	63	55	69
Jul-06	10.1	10.1	273	317	27	44	51	17	115
Jun-06	1.8	1.8	266	436	151	147	193	19	12
May-06	5.8	5.8	243	302	42	46	61	17	98
Apr-06	5.9	5.9	241	288	41	20	64	6	87
Mar-06	12.4	12.4	224	256	18	26	94	14	42
Feb-06	6.8	6.8	162	194	24	17	28	8	122